

Planning \$ <u>10⁻</u>	Drainage \$ <u>0</u>
TCP \$ <u>6356⁻</u>	School Impact \$ <u>1840⁻</u>

BLDG PERMIT NO.
FILE # <u>FP-2006-335</u>

M

4 units

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2927
~~2935~~ D ROAD BLDG L

SUBDIVISION WATERS EDGE

FILING 1 BLK 1 LOT

OWNER TML ENTERPRISES INC

ADDRESS P.O Box 2569

CITY/STATE/ZIP GRAND Jct CO 81502

APPLICANT

ADDRESS SAME AS OWNER

CITY/STATE/ZIP

TELEPHONE 970 245 9271

TAX SCHEDULE NO. 2943-202-00-044

SQ. FT. OF EXISTING BLDG(S) 0

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6794

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 47
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 12
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) N/A

DESCRIPTION OF WORK & INTENDED USE: New town home Const

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>per plan</u> NO <u> </u>
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 off street per unit</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u> </u>
MAX. HEIGHT <u>35'</u>	<u>Permit OK per Eric 2/10/08</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	<u>VOTE "E" PAID</u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 20 FEB-08

Department Approval Paul Hennrich Date 9/10/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO <u> </u>	W/O No. <u>21193</u>
Utility Accounting <u>Libensley</u>	Date <u>9/10/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2927 D ROAD BLDG "L"

[FUTURE PROPERTY LINE]

PAULA LANE



20'

14' M.P.E.

SET BACK LINE

2 CAR
OFF
STREET
PAVED
PARKING

BLDG L

2 CAR
OFF
STREET
PAVED
PARKING

BLDG L

2 CAR
OFF
STREET
PAVED
PARKING

BLDG L

2 CAR
OFF
STREET
PAVED
PARKING

BLDG L

27.8'

10' Augmentation & Landscape Treatment

PROPERTY LINE

ACCEPTED ^{3/11/08} *Paul G. [Signature]*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SET BACK LINE

12'

Dunes OK per plan & site 07/02

TRACT 'A' DRAINAGE EASEMENT ~~RTY~~ LINE

20' Utility easement

25'

22'

22'

25'

FUTURE PROPERTY LINE

SET BACK LINE